



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, SEPTEMBER 23, 2021
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. Minutes July 22, 2021**
- 4. NEW BUSINESS**
 - A. Proposed Ordinances 21-20-CC and 21-19-LC**
 - B. Planning Areas and Planning Area Intent Statements**
 - C. Proposed Ordinance 21-15-PC Property Rights Element- Continued to October 7, 2021 LPA meeting**
- 5. DIRECTOR'S REPORT**
- 6. NEXT MEETING DATE: October 7, 2021**
- 7. ADJOURNMENT**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

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**LOCAL PLANNING AGENCY
MEETING MINUTES
JULY 22, 2021 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, July 22, 2021, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Darryl Shelton
Karen Drexler
Corey Ledbetter

Members Absent

Jason Klosterman
Marcie Bell

Staff Members Present

Kim Montgomery City Clerk
Steve O'Connor Senior Planner
Daniel Butler Planner
Sae More
Tunazzina Alam
Don Smith
Louis Zunguze CD Director
Kim Kopp (telephone)

3. APPROVAL OF MINUTES:

June 3, 2021

Motion by Agency member Ledbetter, seconded by Agency member Shelton to approve the June 3, 2021, minutes as written. The motion passed 4-0.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

A. Ordinance No. 21-14-CN relating to the abandonment of the Egret Court Right-of-Way (ROW).

Community Development Director, Mr. Louis Zunguze read the ordinance by title into the record.

ORDINANCE NO. 21-14-CN

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, PROVIDING FOR
AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR
ABANDONMENT OF THE ENTIRE SEGMENT OF EGRET COURT RIGHT-**

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**OFWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.**

The Engineering Assistant explained the applicant is requesting a Vacation of the entire ROW, which is 200' x 50' located on the north side of Mountain Drive. The request has been reviewed and meets the Section 8.01.00. § D-1 & 2 of the Land Development Code (LDC), and staff recommends approval based on the criteria of the LDC being met with the following:

According to the LDC, Article - 8, Section 8.01.00, subsection D. 1, 2, 3, 4, and 5, the Local Planning Agency (LPA) is required to make a specific list of findings in order to approve a vacation request. The LPA, in order to make a positive recommendation to City Council must find that all five (5) conditions have been met. The findings that the LPA must make are listed below, along with staff's review.

1. The requested vacation is consistent with the Comprehensive Plan.

Staff Review: The proposed vacation does not reduce public circulation and is not integral with the future corridor alignment. The vacation does not conflict with the Comprehensive Plan and specifically, Policy 2-1.1.3: Maintain New Road Corridor Alignments. Or Policy 2-1.3.23: Use Multimodal Transportation District Performance Measures.

2. The ROW does not provide the sole access to any property. Remaining access shall not be by easement.

Staff Review: No ingress and egress easement are required for sole access of any other property. The proposed access to the two properties shall remain a joint access to Mountain Drive in its current configuration.

3. The vacation would not jeopardize the current or future location of any utility.

Staff Review: All the utility agencies have submitted clearance letters identifying no significant impact as a result of this vacation however, several have requested easements.

4. The proposed vacation is not detrimental to the public interest. City ownership of the ROW is no longer necessary to accomplish any valid city purpose. The city has not granted any easements which will be adversely affected by the vacation.

Staff Review: Currently the proposed portion of right-of-way to be vacated, abandoned, discontinued, and closed and used for ingress and egress by the applicants and their guests. There is no closure of current or future planned roadway or pedestrian connectivity.

5. No city owned right-of-way, or any portion thereof, may be vacated if the city's right-of-way shares any boundary with a water body.

Staff Review: The proposed vacation does not share any boundaries with water bodies. The Vacation of right-of-way is consistent with and meets City requirements. It is also ITEM # 2021-3862 important note the specific circumstances at this location:

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- This property is in the North Harbor Planning Area and is zoned as Commercial Trades and Services.
- The current use is consistent with the zoning district, but the lots size is not consistent with the anticipated businesses.
- Because of the use, an automobile repair shop, the right of way is commonly being utilized by the property owners.
- If the City were to enforce the illegal use of right of way, it would be effectively putting these businesses out of business. Auto repair shops need some amount of storage while awaiting parts. This area must leave open access to the building to operate and for safety in case of an emergency.
- Because of the nature of the businesses expected at this location, the right of way commonly has activity that restricts its use. Since some residents are aware this is public right of way, they constantly complain that the right of way should be clear. Federal and state standards require agencies to dispose of excess right of way for this reason as it often leads to misuse and/or complaints related with the property.
- It is not practical for Code Compliance to constantly enforce this area as the expected outcome. And due to the zoning, the likely result is some use of the right of way that is not for roadway or access purposes.
- It is not the intent of public agencies to hold property that does not have a public purpose. This property does not have a public purpose as stated above. As a condition to the approval, the City will require the applicant to complete the following items immediately following City Council approval:

1. Zoning Map Amendment Application
2. Future Land Use Map Amendment Application
3. Re-Plat Application
4. Development Order Application for each property.

The Agent for the Applicant, Mary Grace Rahm explained to the LPA members that this ROW is inconsequential, it has no purpose and does not go anywhere.

Mr. Guy Tadlock of 502 Gulf Shore Drive stated that he understands the request but disagrees with it and doesn't feel that it's in the best interest of the public. He spoke of a similar property that goes all the way to Azalea that is of no use. And although the current property owner uses it, it's still owned by the City. And he feels that these parcels could be used for parking in the Harbor District. He then spoke of similar properties of the same size on Mountain Drive selling for well over a Million dollars and feels that giving away the ROW would only benefit the property owner in an advantageous way.

Mr. Karl Trammell 3823 Indian Trail stated that he owns three parcels on Mountain Drive with two being within a 100-feet of this and spoke of how this particular property is in the white sand zone but has clay that has been covered by crushed stone. He spoke of how when it rains, the red clay comes out onto the street. And asked if the applicant would have to control the stormwater if this is approved. He then stated that he feels it's a mistake to give away any land away in the Harbor

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District and spoke of how a similar parcel of the same size just sold for over a million dollars. Especially with the City trying to obtain million dollar beachfront property.

With no one else coming forward to speak, the Chairman closed the hearing to the public and opened the discussion with the LPA members.

Agency member Shelton spoke of being on the LPA for several years and how these vacation issues have come up from time to time, and he has never voted yes. And although some did not get approved by Council, some of them did. With the one case being the Marler Parking Lot where the city would have lost much needed parking spaces. And the other being one owned by a developer that benefited from the Vacation in the sum of near \$800k. He feels the same as Mr. Tadlock and Mr. Trammell, that it would be detrimental to the public interest of the city to give away over a quarter of an acre of land within a 5-minute walk to the harbor.

Agency member Drexler agrees as well and does not feel that the city should give any land away.

Agency member Ledbetter asked the applicant what exactly the property owner's intentions are for the land.

According to Ms. Rahm, the owner's intentions is for additional parking for his business. Adding that he was asked by the Code Compliance Department to apply for a Vacation of ROW application because they were consistently seeing cars from his business parked in the ROW. Additionally, the ROW is dedicated only for ingress/egress so it could only be used for that purpose only. She spoke of how she understands that the city does not actually own it, it's just for ingress/egress and cannot ever be converted into parking. Therefore, the city cannot sell it because they do not own a fee title to it. And since it doesn't go anywhere, it not a valuable asset to the city.

Agency member Ledbetter spoke of how because of the way the buildings are situated, and the use of the ingress/egress being the only access into the two properties, there is no other use for the parcel. Ms. Rahm affirmed his statement and added that essentially when the easement is vacated, the underlying adjacent property owners will own fee title to the center of the road.

The Land Use Attorney confirmed that the property could not be used by the city for anything other than ingress/egress. And if the vacation is approved, the city is essentially saying, it is no longer needed for that public purpose of ingress/egress, and they are willing to vacate it and give up the ROW interest.

Agency member Ledbetter made the motion that the City Council recommend approval of the request to vacate, abandon, discontinue and close this portion of Egret Ct. ROW, based on findings pursuant to the five requirements identified in the Land Development Code, Section 8.01.00 § D, with Chairman Wood providing the second to the motion. A roll call vote of 2-2 was taken and the motion failed, with Chairman Wood and Agency member Ledbetter voting for the motion and Agency members Drexler and Shelton voting against the motion.

The Land Use Attorney explained to everyone that the request will go on to the City Council without a recommendation from the LPA and will be explained in the staff report.

6. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:05 p.m.

Adopted and approved this _____ day of _____ 2021.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 23, 2021
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney
Steve O'Connor, Principal Planner

FROM: Noell Bell, Chief Building Official
Traci Goodhart, Planner/Stormwater Manager

DATE: September 9, 2021

SUBJECT: Proposed Ordinances 21-20-CC and 21-19-LC

I. BACKGROUND: On March 15, 2021, City Council requested staff determine how the new flood maps will affect development in Destin and whether changes can be made to the City's current flood ordinance to help improve development.

City staff conducted research and determined that the current flood design standards, such as the 2-foot freeboard requirement and the design standards for enclosed areas below base flood elevation (BFE) were the same for both VE and AE flood zones. This is cumbersome given that the flood risk within these areas is not the same, VE flood zones are more susceptible to storm surge impacts, as such they should be held to a higher standard.

On April 19, 2021, City staff presented the findings to City Council. Council directed staff to bring the revisions listed below to the Local Planning Agency (LPA) for review & recommendation. The findings are:

- **Remove** Technical Amendments to the Florida Building Code from Chapter 6 – Buildings and Building Regulations, Code of Ordinances
- **Revise** Ordinance 18-05-LC to include the revised technical amendments.
- **Designate** the Coastal A Zone per the City's Comprehensive Plan. These areas are subject to higher regulatory standards due to potential storm surge.
- **Eliminate** the use of structural fill in the Special Flood Hazard Area (SFHA) and designated low-lying areas.

- **Modify** flood design standards in designated Non-Coastal A Zones to allow enclosed areas used for parking and storage below the design base flood to utilize engineered flood vents per the Florida Building Code and FEMA guidelines.

II. DISCUSSION:

To address the findings noted, Staff has prepared two Ordinances:

A. Ordinance 21-20-CC

1. Remove Technical Amendments from Chapter 6 - Buildings and Building Regulations, Code of Ordinances.

- a. Ordinance 21-20-CC Removed technical amendments from Chapter 6 - Buildings and Building Regulations, Code of Ordinances.

B. Ordinance 21-19-LC

1. Revise Ordinance 18-05-LC to include the revised technical amendments

- a. Ordinance 21-19-LC revises Ordinance 18-05-LC to include revised technical amendments that support the City's Community Rating System (CRS) design standards.

- b. This will allow for all flood regulations and design requirements to be found in **Article 11.04.00 - Floodplain Management, Land Development Code.**

2. Designate and Define our Coastal A Zones, versus the Non-Coastal A Zones.

- a. Define and designate the Coastal A Zone per the City's Comprehensive Plan. Under the CRS program, these areas may be subject to higher regulatory standards due to potential storm surge.

- b. The 2-foot freeboard requirement would remain in effect for all structures located in a Coastal A or VE Zone, in addition to limiting enclosed areas, below design flood elevation, to no more than 200 sq. ft. for building entrance and storage.

3. Eliminate the use of structural fill in the Special Flood Hazard Area (SFHA) and designated low-lying areas.

4. Modify flood design standards in designated Non-Coastal A Zones.

- a. The 2-foot freeboard requirement would be removed for structures in the Non-Coastal A Zone. The Florida Building Code design standard would govern, which requires a 1-foot freeboard or Design Flood Elevation (DFE), whichever is higher.

A. Link to Strategic Goals / Objectives: Enhanced quality of life and safety for families.

B. Effect on Budget (EOB): None

C. Level of Service (LOS): Develop and implement processes for consistent and streamlined application of codes and procedures.

III. CONCLUSION:

Upon review of both the effective Flood Insurance Rate Map (FIRM) and current flood ordinance, City staff determined the current flood design standards, such as the 2-foot freeboard requirement and the design standards for enclosed areas below base flood elevation (BFE) were the same for both VE and AE flood zones. This is cumbersome given the flood risk within these areas is not the same, VE flood zones are more susceptible to storm surge impacts. City staff recommends approval of the revisions as proposed:

A. Ordinance 21-20-CC

1. Remove Technical Amendments to the Florida Building Code from *Chapter 6 – Buildings and Building Regulations, Code of Ordinances*

B. Ordinance 21-19-LC

1. Revise Ordinance 18-05-LC to include the revised technical amendments.

2. Designate and Define the Coastal A Zone. The 2-foot freeboard requirement would remain in effect for all structures located in a Coastal A or VE Zone, in addition to limiting enclosed areas, below design flood elevation, to more than 200 sq. ft. for building entrance and storage.

3. Eliminate the use of structural fill in SFHA and designated low-lying areas.

4. Modify flood design standards in designated Non-Coastal A Zones to allow enclosed areas used for parking and storage below design base flood to utilize engineered flood vents per the Florida Building Code and FEMA guidelines.

IV. RECOMMENDED MOTION:

I move that LPA recommend City Council approval of Ordinance 21-19-LC and Ordinance 21-20-CC.

OR

I move that LPA recommend City Council approval of Ordinance 21-19-LC and Ordinance 21-20-CC with the following revisions.

Attachments:

1. FIRM and Coastal A Map

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 23, 2021
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Presentation
OUTLINE NUMBER: 4.B.

TO: Local Planning Agency

THRU: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: September 15, 2021

SUBJECT: Planning Areas and Planning Area Intent Statements

I. BACKGROUND: As part of the more extensive Land Development Code (LDC) rewrite effort, Staff began to evaluate the Comprehensive Plan, specifically evaluating the Future Land Use Map (FLUM) and its impacts on development with clear, manageable, and up to date policies. In addition, as part of this review, Staff embraced the concept of Planning Areas, which rather than assigning specific future land use designations, encompasses a much broader vision. This vision will help facilitate the development of thoughtful guiding policies for the various Planning Areas. This effort was started in previous Comprehensive Plan Updates but was never finalized.

The Planning Areas will focus on planning efforts to develop that broader vision, Focus the Comprehensive Plan and FLUM, to help guide policies and decisions concerning growth within Destin. The Planning Areas also allow for objective analysis for compatibility by area rather than specific lots.

II. DISCUSSION: Staff is proposing eight (8) total planning areas across Destin. Each presents its own varying uniqueness, challenges, and opportunities. These eight areas are:

1. **The Village**
2. **The Harbor**
3. **Holiday Isle**
4. **Gulf Resort**
5. **Town Center Commons**
6. **Crystal Beach**
7. **Henderson Beach**

8. The Airport

The following proposed Planning Area intent statements help create the broad vision to guide policy and decision-makers:

The Village

The Village Planning Area intends to primarily provide a low-density, healthy, safe, family-friendly environment that promotes a high quality of life. The Village should be where residents and visitors enjoy the activities and amenities associated with living in Destin through a connected network of multi-modal streets and paths leading to destinations within and outside the Village. To accomplish this, the City shall; establish development standards such as appropriate dwelling density maximums based on current development patterns and needs of future growth, ensure an orderly transition from low-density uses to higher density residential uses, and limit commercial uses to maintain, improve, and protect the parks, beautiful white sand beaches, emerald-green waters, and other natural resources.

The Harbor

The Harbor Planning Area (the "Harbor") intends to support a festive marketplace that fits the City's moniker as the "World's luckiest fishing village." The appropriate commercial, mixed-uses, and long-term residential uses should support the Destin fishing and recreation industries to draw visitors and residents alike. Public pedestrian shoreline and harbor boardwalk access should be planned, encouraged, and developed to foster a free-flowing festive feel of the area that benefits all users of the North and South Harbor. Efforts to implement and grow a connected and safe multi-modal transportation network within and to the Harbor Planning area should continue through innovative transportation options and creative urban design.

Holiday Isle

The Holiday Isle Planning Area intends to support and maintain a mix of short and long-term residential accommodations for residents and visitors alike, with low to high-density residential and mixed uses. The range of densities found in Holiday Isle presents a perfect opportunity for the City to cultivate and implement a safe and accessible multi-modal transportation system connected to the rest of Destin. Also, due to the unique water-based recreational opportunities of Holiday Isle, the City shall protect, preserve, and expand, when possible, existing natural and recreational resources.

Gulf Resort

The Gulf Resort Planning Area intends to be a world-class resort district with uses ranging from small condominium complexes to high-rise hotels and supporting dining, commercial and retail services. Development within the Gulf Resort area should provide residents and visitors the ability to come and experience everything Destin offers through a well-developed and connected multi-modal network without having to predominately rely on their personal automobile to get around. In addition, design standards should be developed to focus on providing a sense of place deserving of a renowned residential and resort destination. The City should also develop programs or incentives to increase public beaches and access in this area.

Town Center Commons

The Town Center Commons Planning Area intends to be the City's and region's residential, cultural, institutional, and services center. The residents and employees of Destin should be able to conduct all their daily business here while also finding a place for relaxation and recreation. The Town Center Commons should also afford residents and visitors alike the ability to attend events and activities that showcase the local arts, culture, and community values. To accomplish this, the Town Center Commons should provide a range of uses from higher-density residential, to mixed-use development, and gathering places for residents and visitors, while also being pedestrian-scaled with accessible multi-modal corridors leading to the City's surrounding areas. In addition, the City should collaborate with Okaloosa County to align future development in the areas directly adjacent to the City's jurisdiction.

Crystal Beach

As one of the main gateways into Destin, The Crystal Beach Planning Area intends to highlight all that Destin has to offer from a quality commercial corridor along Highway 98 through the family-friendly vacation destination and single-family neighborhoods to the White Sand Beaches of Crystal Beach. Given the inherent conflict between long-term residents and short-term visitors, the City should strive to balance the needs of these evolving and prevailing uses of Crystal Beach. Therefore, the City shall preserve and promote the single-family character of the established neighborhoods while providing the residents and visitors with access to amenities needed for everyday living. To accomplish this, the City should ensure the Crystal Beach area is supported by low-intensity mixed-use development at appropriate intersections of streets along Scenic HWY 98, while keeping commercial development focused on properties directly adjacent to or accessible from HWY 98, and protect the single-family non-short-term rental zones in the area. The City shall also develop and incentivize all efforts to expand public beach and access by encouraging low-intensity commercial and mixed-use development and redevelopment of single or multi-family units south of Scenic HWY 98. Developing pedestrian scale multi-modal infrastructure should also be a priority of the City to reduce the vehicle and pedestrian conflicts along the streets within Crystal Beach.

Henderson Beach

The Henderson Beach Planning area intends to preserve and highlight the natural ecosystem of the Emerald Coast while also protecting the largest public access beach in the Destin area. The city should make all efforts to maintain the ecosystem to mitigate the impact on the park. A partnership between Park Staff and the City should be fostered to help City Staff and the development community understand how encroachment affects the park and the species it supports. The partnership should focus on maintaining, expanding when possible, and protecting the flora and fauna of Destin's last undeveloped area.

**Staff coordinated with the Florida Division of Recreation and Parks Staff to develop this statement.*

The Airport

The Airport Planning Area intends to provide and facilitate the continued use of General Aviation at the Destin Executive Airport at current and projected use levels while planning for future airport growth within its present boundaries. To accomplish this, The Airport Planning Area should align with the Destin Executive Airport's Airport Layout Plan as adopted and periodically updated. In addition, a collaborative program between airport staff, city staff, the development community, and residents should be developed,

encouraged, and maintained to mitigate encroachment issues from development upon the airport and aviation uses upon surrounding areas.

**Staff coordinated with Okaloosa County Airport Staff to develop this statement.*

Comprehensive Plan Policy Elements: If adopted, the Planning Areas will update the current Future Land Use Map to align with the Proposed Planning Areas as depicted in Attachment "A."

Land Development Code/Zoning Elements: The LDC rewrite will be guided by the adopted Planning Areas and their respective intent statements when evaluating current zones and developing new or combined zones.

A. Link to Strategic Goals / Objectives:

- #2. A green and sustainable environment
- #4. Enhanced quality of life and safety for families
- #5. Economic development and revitalization

B. Effect on Budget (EOB): N/A- Part of the current Land Development Code Rewrite Project.

C. Level of Service (LOS): Develop and implement processes for consistent and streamlined application of codes and procedures.

III. CONCLUSION: By updating the Comprehensive Plan and FLUM for the City of Destin with the proposed Planning Areas, staff will have clear direction based on policies guided by the Planning Areas. The policies and guidance will help develop a well-balanced and useable Land Development Code that works for today's way of life to create the desired community the residents of Destin envision.

IV. RECOMMENDED MOTION: None- Information only

Attachments:

1. Proposed Planning Areas 2021
2. 09-23-21 PA Worksession Presentation



Proposed City of Destin
Planning Areas



NORTH
Scale 1" = 2000'



City Limits



Okaloosa County

Proposed Planning
Areas



Airport



Commons



Crystal Beach



Gulf Resort



Harbor



Henderson



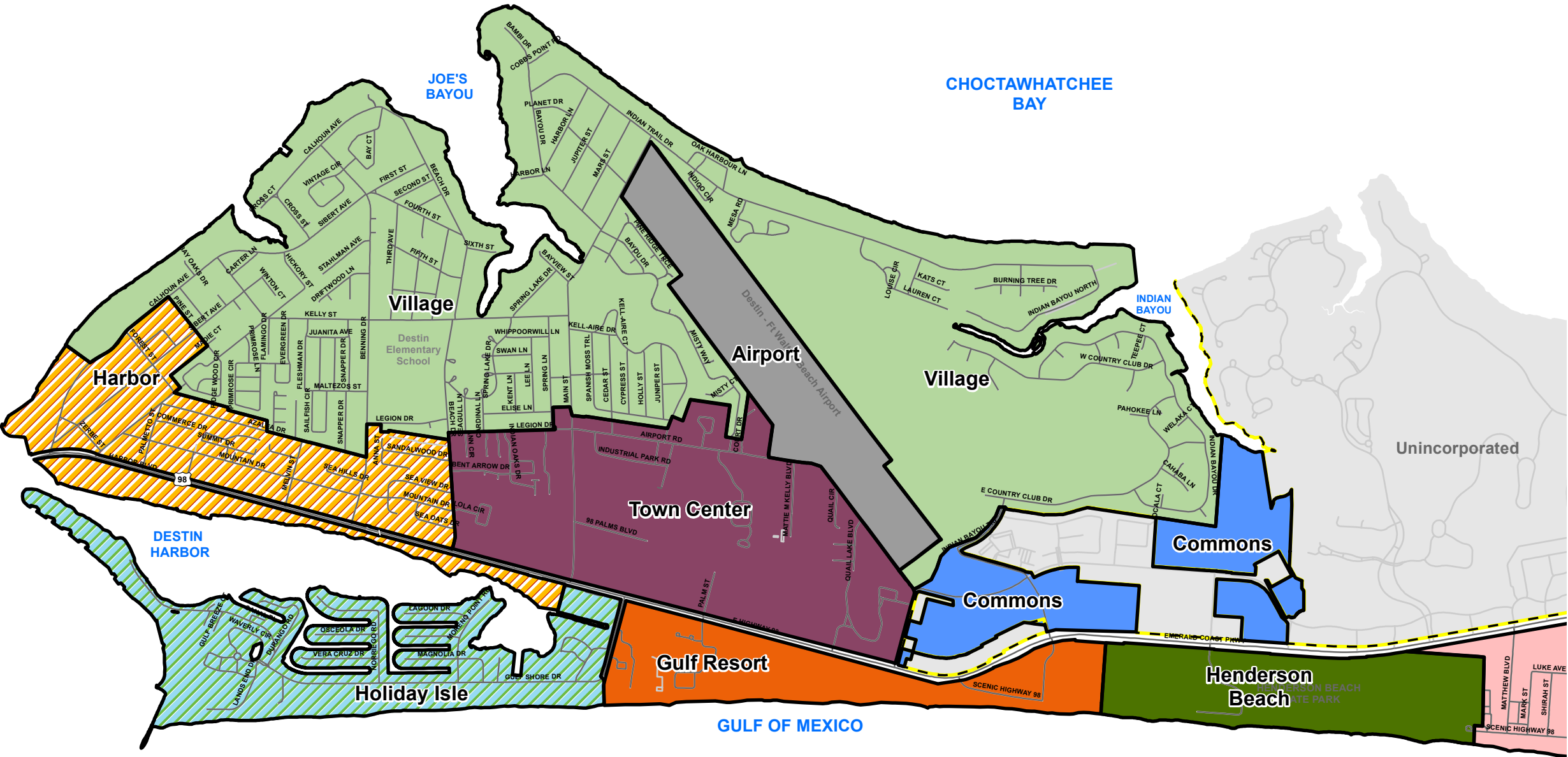
Holiday Isle



Town Center

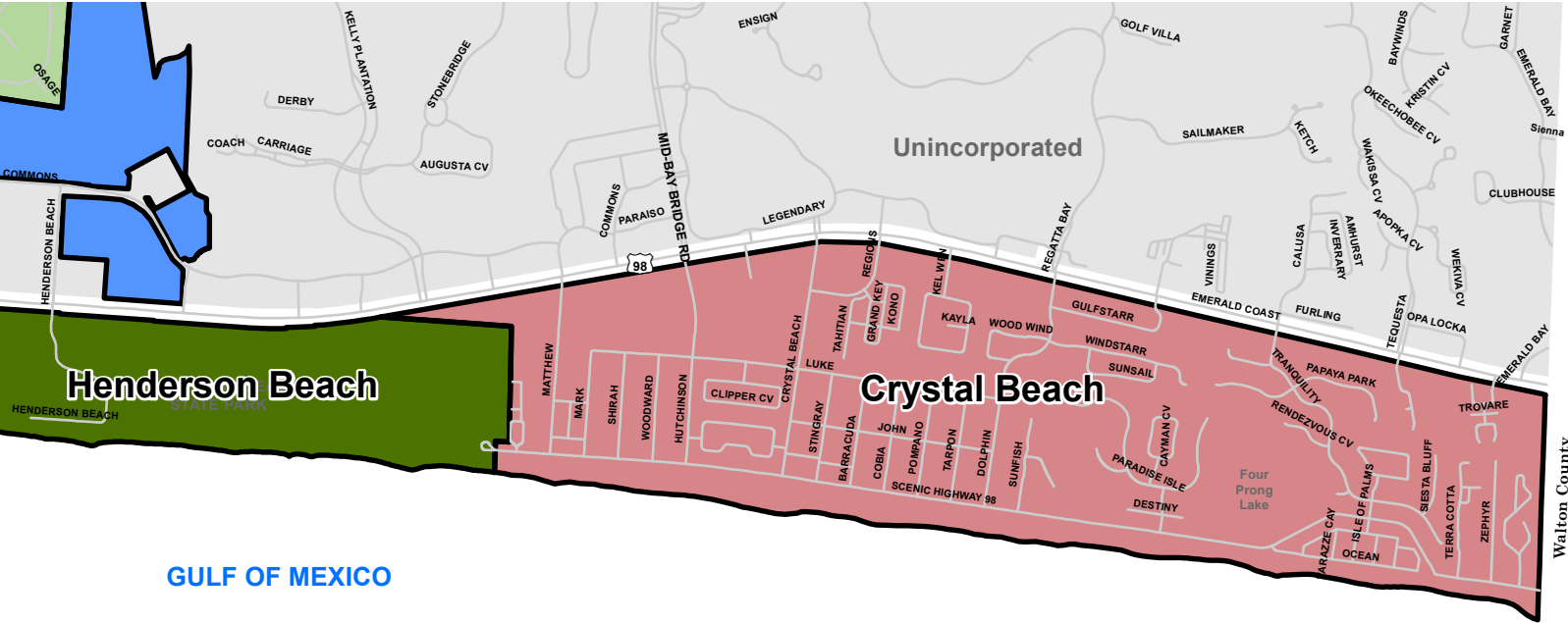


Village



▲ West Destin

▼ East Destin



Work Session - Planning Areas

Local Planning Agency

September 23, 2021

Community Development





Proposed Planning Areas

- Land Use and Development History in Destin
- Goals & Objectives of the Planning Areas
- Proposed Planning Areas Map
- Planning Area Intent Statements
- Discussion
- Next Steps



COMMUNITY DEVELOPMENT

- **SOUND INFRASTRUCTURE**
- **LIVEABLE NEIGHBORHOODS**
- **VIBRANT ECONOMIC DEVELOPMENT**





Land Use and Development History in Destin

- Foundation of good Community Development
- Alignment of key development policy documents and requirements
- Updates of key development tools



Goals & Objectives of the Planning Areas

- Develop a broad vision
- Guide policies and decisions
- Focus the Comprehensive Plan and Future Land Use Map (FLUM)
- Allow objective analysis for compatibility by area



Proposed City of Destin Planning Areas



NORTH

Scale 1" = 2000'



City Limits



Okaloosa County

Proposed Planning Areas



Airport



Crystal Beach



Gulf Resort



Harbor



Henderson



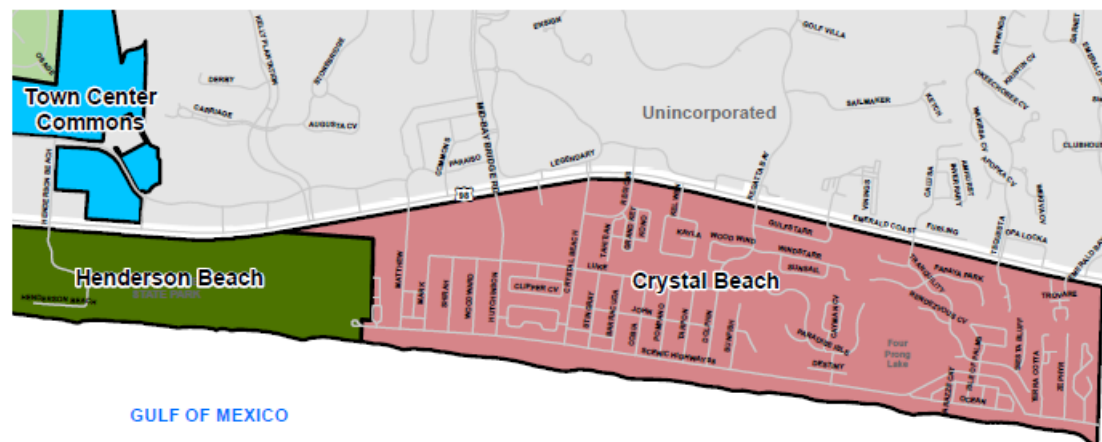
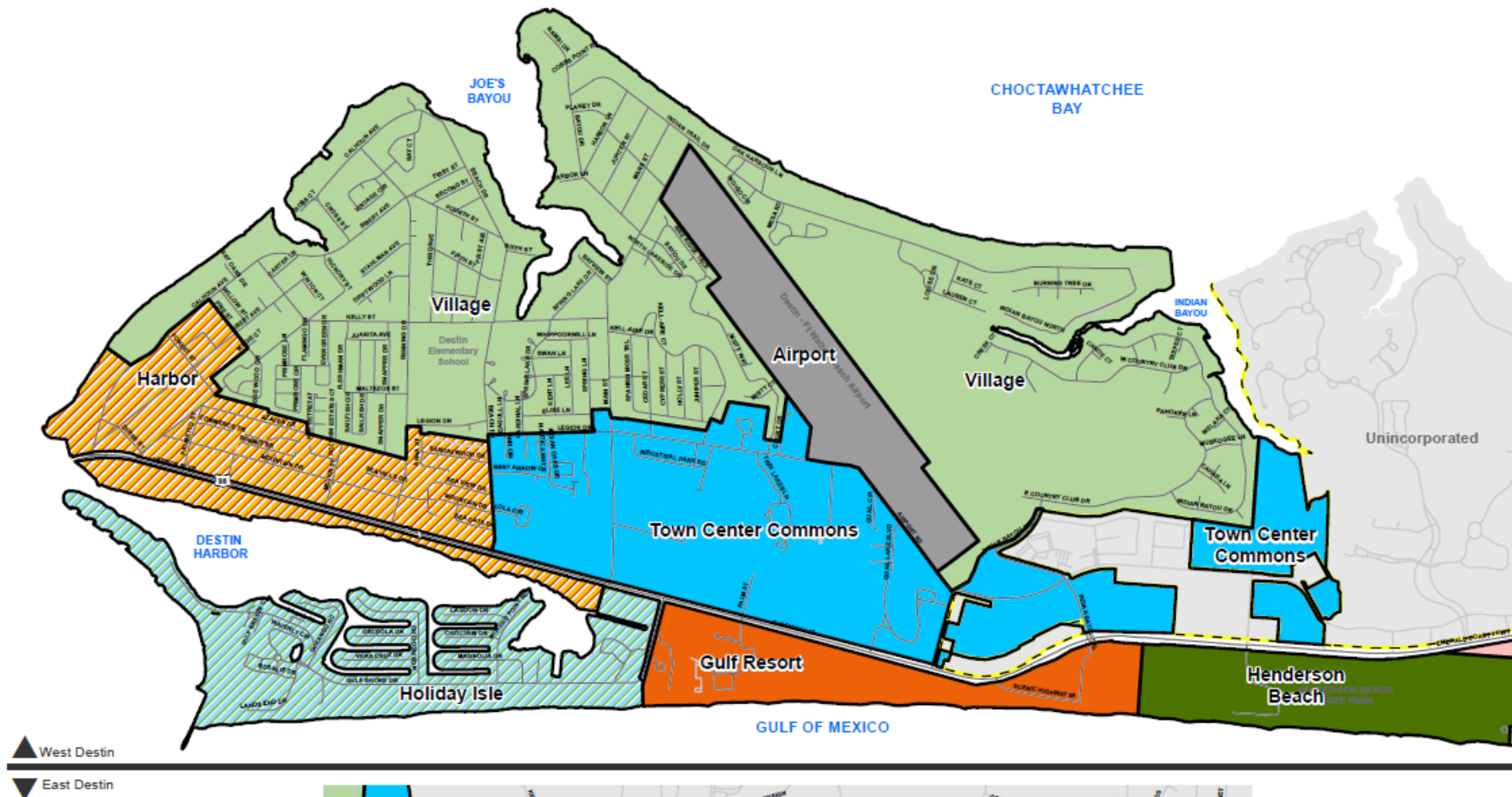
Holiday Isle



Town Center Commons



Village

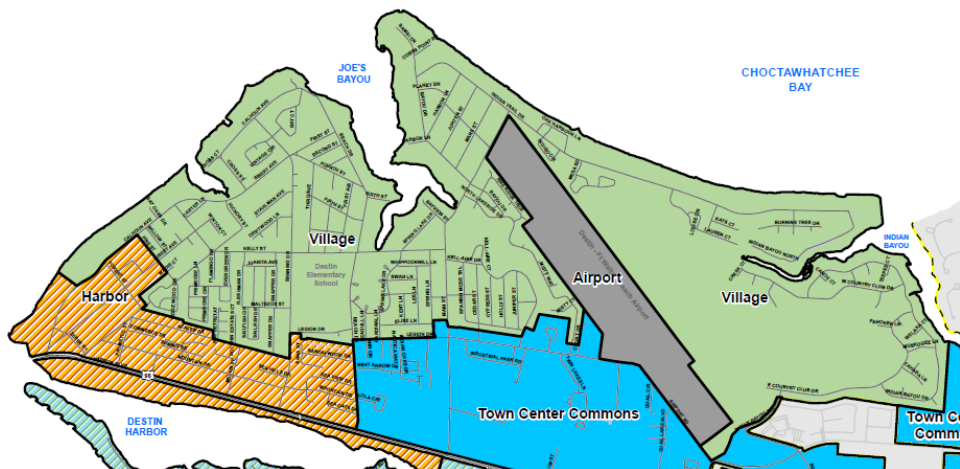




Draft Planning Area Intent Statements

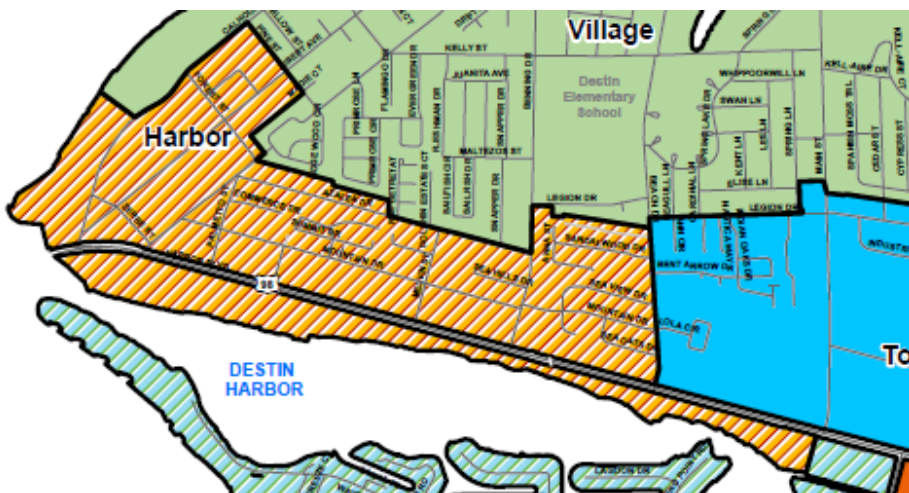
- **The Village**

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Draft Planning Area Intent Statements

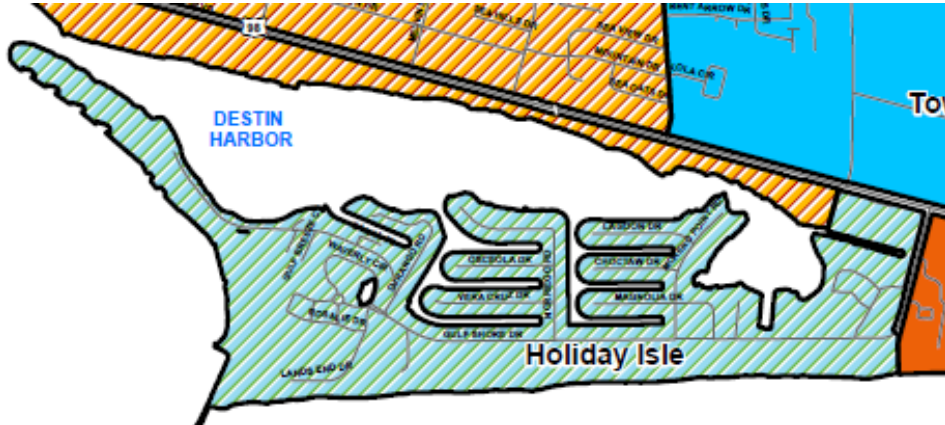


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Draft Planning Area Intent Statements

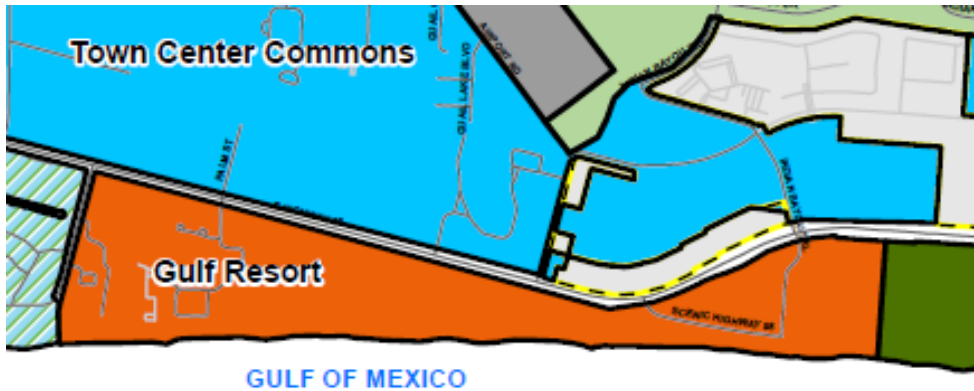


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Draft Planning Area Intent Statements

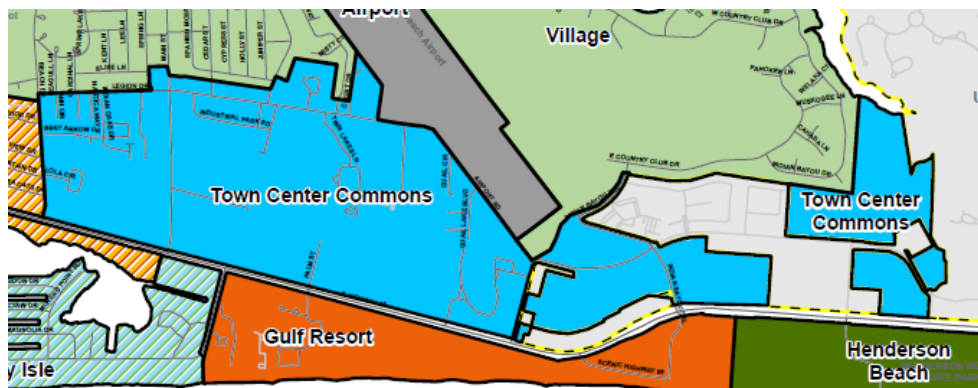


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Draft Planning Area Intent Statements



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The Town Center Commons Planning Area intends to be the City's and region's residential, cultural, institutional, and services center. The residents and employees of Destin should be able to conduct all their daily business here while also finding a place for relaxation and recreation. The Town Center Commons should also afford residents and visitors alike the ability to attend events and activities that showcase the local arts, culture, and community values. To accomplish this, the Town Center Commons should provide a range of uses from higher-density residential, to mixed-use development, and gathering places for residents and visitors, while also being pedestrian-scaled with accessible multi-modal corridors leading to the City's surrounding areas. In addition, the City should collaborate with Okaloosa County to align future development in the areas directly adjacent to the City's jurisdiction.



Draft Planning Area Intent Statements

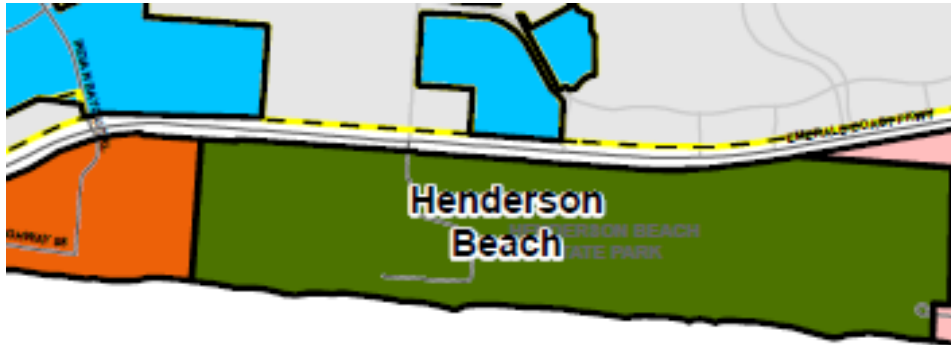


- **Crystal Beach**

As one of the main Gateways into Destin, The Crystal Beach Planning Area intends to highlight all that Destin has to offer from quality commercial corridor along HWY 98 through the family-friendly vacation destination and single-family neighborhoods to the White Sand Beaches of Crystal Beach. Given the inherent conflict between long-term residents and short-term visitors the City should strive to balance the needs of these evolving and prevailing uses of Crystal Beach. Therefore, the City shall preserve and promote the single-family character of the established neighborhoods while providing the residents and visitors access to amenities needed for everyday living. To accomplish this, the City should ensure the Crystal Beach area is supported by low-intensity mixed-use development at appropriate intersections of streets along Scenic HWY 98, while keeping commercial development focused on properties directly adjacent to or accessible from HWY 98, and protect the single-family non-short-term rental zones in the area. The City shall also develop and incentivize all efforts to expand public beach and access by encouraging low-intensity commercial and mixed-use development and redevelopment of single or multi-family units south of Scenic HWY 98. Developing pedestrian scale multi-modal infrastructure should also be a priority of the City to reduce the vehicle and pedestrian conflicts along the streets within Crystal Beach.



Draft Planning Area Intent Statements



- Henderson Beach

The Henderson Beach Planning area intends to preserve and highlight the natural ecosystem of the Emerald Coast while also protecting the largest public access beach in the Destin area. The city should take all efforts to maintain the ecosystem to mitigate impacts upon the park. A partnership between Park Staff and the City should be fostered to help City Staff and the development community understand how encroachment affects the park and the species it supports. The partnership should focus on maintaining, expanding when possible, and protecting the flora and fauna of Destin's last undeveloped area.

- *Staff coordinated with the Florida Division of Recreation and Parks Staff to develop this statement*



The Airport Planning Area intends to provide and facilitate the continued use of General Aviation at the Destin Executive Airport at current and projected use levels while planning for future airport growth within its present boundaries. To accomplish this, The Airport Planning Area should align with the Destin Executive Airport's Airport Layout Plan as adopted and periodically updated. In addition, a collaborative program between airport staff, city staff, the development community, and residents should be developed, encouraged, and maintained to mitigate encroachment issues from development upon the airport and aviation uses upon surrounding areas.

- *Staff coordinated with Okaloosa County Airport Staff to develop this statement*



Discussion

- What do you like?
- What don't you like?
- Did we miss any critical aspects in the Planning Areas?
- Any other feedback??



Next Steps

- Refine Planning Areas based on your feedback
- Bring back the Planning Areas and Intent Statements for your recommendation to City Council
- Take your recommendation to City Council for discussion and approval